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Historical Commission Minutes 10-07-2003

Arlington Historical Commission
 Minutes of the Meeting of Tuesday,
 7 October 2003
 Whittemore-Robbins House, 7:30 PM

Call to Order : Commissioners Botterio (presiding), Becker, Guthrie, Meister, Robinson, and Ruderman; also associate Richard A. Duffy, and petitioners for the five hearings as noted below.

Minutes of 2 September 2003: approved.

Communications Received, first from Mr. Botterio:

Hearings have been requested for next month by the owners of 91 & 95 North Union Street (Philip McLaughlin) and 32 Hillsdale Road (Louise Ivers) and the same will be scheduled for 8:00 and 8:30 PM respectively.

Inquiries were received regarding 248 Gray Street, 265 Renfrew Street, and 77 Beacon Street, all of which are not on the Inventory. An insurance company inquired as to our jurisdiction over inventoried structures that are damaged by fire; we continue to have jurisdiction over the reconstruction, but not over a replacement structure.

Mr. Botterio met with Mr. John Worden of the Historical Society and the architects for the proposed construction at 743 Massachusetts Avenue (the intended destination for the removal of 821 Massachusetts Avenue, according to the second of the hearings below.

Ms. Meister received an email from Joey Glushko of the Arlington Planning Department about a possible revitalization program for the town center; we will be happy to be involved, she responded.

Related Activities of other Town Boards (Historic Districts, Preservation Fund, Dallin Museum, others): The Historic Districts Commission will soon be in need of a new secretary; Beth Cohen, its chair, is uncertain as to when to schedule a joint meeting of her commission and ours. The Preservation Fund has approved a new round of grants.

Projects proceeding under Hearings and Approvals:

1167 Mass. Ave. (Mirak) 9/00: Botterio-no information.

23 Maple Street (Town of Arlington) 11/00: Robinson-no information.

3-5 Brattle Street (Fertman) 4/02: Stange-no information.

22 Brantwood Road (Blass) 1/03: Stange-completed, and off the agenda.

29 Academy Street (Benn/Becker) 5/03: Robinson-not yet begun.

20 Colonial Drive (Manton,) 6/03 siding permit disallowed. No further information.

Robbins Library (Town of Arlington) 6/03: Robinson-no door replacement yet.

Continuing Projects

Whittemore-Robbins House (and outbuildings): Botterio-gutters re-lined and paint touch-ups done.

Arlington Civic Block Garden: Ms. Robinson met with Patsy Kraemer to discuss a plan for the proper continuing maintenance of the gardens behind the addition to Robbins Library, as well as what damaged trees should be replaced in the front of the Whittemore-Robbins House.

Inventory Expansion and Review, and

Education/Outreach, Website, Publication of Inventory Forms: Mr. Stange had received and begun uploading photographs from Mr. Duffy to the Commission's site. He needs responses to his list of frequently-asked questions, and short biographical notes from each of our commissioners.

Old Schwamb Mill: Ruderman-an active calendar of events, but no interior construction presently foreseen. The tenant that would have required the interior build-out has taken another space, coincidentally in Arlington.
Symmes Hospital redevelopment-the town has designated six contractors to submit redevelopment proposals.

Hearings:

Hearing Decision October 7, 2003: 122 Appleton Street (Richard Duffy, owner)

Mr. Duffy favored the commission with a detailed presentation, including photographic slides, of what he described as one of the best-preserved examples of Stick Style architecture in Arlington (albeit preservation by neglect). The house's design was the winner of a competition run by the Arlington Land Company for submissions to be realized in their new subdivision termed "Arlington Heights." Owing to the Panic of 1873 and the crash in land values, very few of the planned houses were built for almost two decades, making this one (with ground broken in September 1872, and finished in 1873 for Mr. Robert L. Sawin of Cambridge) even more of a singular example of its time. A few examples of its late-1870s contemporaries can be found today on Franklin Street, Lewis Avenue and Warren Street.

The Commission voted 6-0 (Commissioners Botterio, Becker, Guthrie, Meister, Robinson, and Ruderman, a quorum) in favor of the following decision:

To authorize the Building Department to issue a work permit.

To authorize the demolition, re-construction and/or modification of the rear "kitchen" wing of the house. The enlarged structure will extend from the roof ridge of the main block, to match the existing hip and clipped-gable features. Exterior fabric to be wood clapboards of compatible width to the main block of the house. Replacement windows to be of wood, with true divided lights arranged in a pattern of 2-over-2, or multi-paned focal window(s). Rear porch rail-and-baluster system to be of wood, with wooden balustrade system of square, chamfered, scroll-sawn or low-profile turned design. Wooden door hood may be installed. Said hood, along with windows, trim, balusters, and other architectural features to be consistent in both materials and style with documented examples of Stick Style architecture.

To authorize the insertion of windows of the types described above on the north-facing facade of the "dining-room wing." Windows may be arranged singly or doubly, depending on the size and style (e.g., focal or 2-over-2 sash.)

To authorize the insertion of a focal window (rectangular or triangular) at the second-story level above the three-part "stairway" window. Window as described in Paragraph 1 (above) trimmed with elements from the Stick Style vocabulary.

To authorize certain conditions:

Final modifications to the house may be fewer than those permitted (e.g., omitting windows not present in the dining room).

It is understood that attempts will be made by the owners to acquire period-specific architectural salvage materials that may require adjustments, particularly to door arrangements and fenestration.

Reasonable adaptation of the design concepts presented herein to be reviewed by the Commission's project monitor. She will determine whether or not an adaptation is acceptable, and/or whether to refer significant departures from plans to the Commission for a public hearing.

Ms. Becker to monitor.

Hearing Decision October 7, 2003: 821 Massachusetts Avenue (Hodgdon-Noyes, owner)

The Commission voted 6-0 (Commissioners Botterio, Becker, Guthrie, Meister, Robinson, and Ruderman, a quorum) in favor of the following decision:

To approve the removal of the building from 821 Massachusetts Avenue (built either in 1912 for the Atwood family, or in 1899 for George Teele) to the site to be vacated at 980 Massachusetts Avenue (corner of Mount Vernon Street), with the principal entrance to face Massachusetts Avenue, all as set forth on the designs presented this evening. Where shingle replacements are necessary they will be made with wooden shingles, finished with a visible grain. Windows shall be replaced with wooden windows of matching fenestration, muntins, and lights.

The following items on the architectural drawings are not approved, and shall be resolved in the course of construction with the Commission's monitor of this project:

for the Massachusetts Avenue entrance, the Commission prefers a single door, similar to the existing, as indicates a single-family home, and not the double door as drawn;

Shutters- to be reproduced as originally employed and mounted on true shutter hardware;

Foundation-finish to match the existing foundation;

Mount Vernon Street side porch-to be constructed within the architectural vocabulary of th original home, but not an identical reiteration.
Chimney-old brick to be used in replacements

Mr. Botterio to monitor.

Hearing Decision October 7, 2003: 25 Hayes Street (Steve Liggett, owner)

The Commission voted 6-0 (Commissioners Botterio, Becker, Guthrie, Meister, Robinson, and Ruderman, a quorum) in favor of the following decision:

To approve the plans for the renovation and expansion of the home, all as drawn by Sarah Culgin, which are incorporated in this decision by reference. The Commission specifically authorizes the use of wood framed, aluminum clad sashes for the window replacements, with two-over-two lights. Brackets shall be replicated to match the existing. Gutter, fascia, soffit, and clapboard replacements shall be of wood, of design to match the original. The cornerboards at the juncture of the old structure and the new extension shall be retained.

Mr. Ruderman to monitor.

Hearing Decision October 7, 2003: 55 Hillside Avenue (James & Phyllis Maddox, owners)

The Commission voted 5-0 (Commissioners Botterio, Becker, Guthrie, Meister, and Robinson, a quorum) in favor of the following decision:

To approve the demolition of the 1930s-era, molded concrete block garage (an ancillary structure to the 1910 Shingle Style home); to approve the replacement of this garage with a 20 foot-by-20 foot garage, pyramid-roofed and faced in split concrete block, all as described in the plans presented in this hearing.

Mr. Stange to monitor.

Hearing Decision October 7, 2003: 193-195 Forest Street (Ara Margosian, owner)

The Commission voted 5-0 (Commissioners Botterio, Guthrie, Meister, Robinson, and Ruderman, a quorum) in favor of the following decision:

To approve the renovations and expansion to this structure depicted as "Option One" in this hearing. The finished structure shall have wooden clapboards, windows surrounded by wood band moldings, and such wood cornerboards as the removal of vinyl siding reveals.

Chimneys may be removed. Front windows shall be one-over-one lights. Mr. Guthrie will monitor.

Next meeting confirmed for November 4, and this meeting closed at 10:45 PM.

For the Arlington Historical Commission,
A. Michael Ruderman, Commissioner